

CONDOMINIUM TENTATIVE MAP

TAX ASSESSORS PARCEL NUMBER(S)

282-130-22, 23, 24 & 25

TAX RATE AREA

65045

OWNER & SUBDIVIDER

DAY STREET DEVELOPMENT, LLC
STEVE POWELL
P O BOX 823
RAMONA, CA 92065
(760) 789-5493

Steve Powell
STEVE POWELL, MEMBER

ENGINEER / PREPARED OF MAP

ERNEST H. GRABBE, RCE 047327
TRI-DIMENSIONAL ENGINEERING, INC.
P.O. BOX 791
POWAY, CA 92074
(858) 748-8333 FAX: (858) 748-8412

Ernest H. Grabbe
ERNEST H. GRABBE, RCE 047327

ACREAGE AND LOTS

TOTAL NUMBER OF LOTS PROPOSED: 1
(31 CONDOMINIUM UNITS)
MINIMUM LOT SIZE: N/A
GROSS: 2.28 ACRES
NET: 1.91 ACRES

ZONING REQUIREMENTS

TYPE	EXISTING
USE REGULATIONS:	RV-15
NEIGHBORHOOD REGULATIONS:	Q
DENSITY:	14.5
LOT SIZE (SF):	6,000
BUILDING TYPE:	K
MAXIMUM FLOOR AREA:	-
FLOOR AREA RATIO:	-
HEIGHT:	G
COVERAGE:	-
SETBACK:	J
OPEN SPACE:	J
SPECIAL AREA REGULATIONS:	B, D3, P OR F

GENERAL AND COMMUNITY PLAN

REGIONAL CATEGORY: CUD
GENERAL PLAN DESIGNATION: B
COMMUNITY PLAN: RAMONA

PARK LAND DEDICATION STATEMENT

A PARK LAND FEE WILL BE PAID IN LIEU OF PHYSICAL PARK LAND DEDICATION.

STREET LIGHTS

NO STREET LIGHTS ARE PROPOSED FOR THE SUBDIVISION

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

TOPOGRAPHIC SOURCE

THE TOPOGRAPHY SHOWN ON THIS TENTATIVE MAP WAS GENERATED FROM AN AERIAL TOPOGRAPHIC SURVEY BY TRI-DIMENSIONAL ENGINEERING.

DISTRICT SERVICES

SEWER: RAMONA MUNICIPAL WATER DISTRICT
WATER: RAMONA MUNICIPAL WATER DISTRICT
FIRE: RAMONA FIRE PROTECTIONS DISTRICT
SCHOOLS: RAMONA UNIFIED SCHOOL DISTRICT
STREET LIGHTING: NONE
ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: SBC
CABLE TELEVISION: COX CABLE

ACCESS

ACCESS TO THE SITE IS HIGHWAY 67, A PUBLIC HIGHWAY, TO DAY STREET, A PUBLIC ROAD, TO VERMONT STREET A PUBLIC ROAD.

CONDOMINIUM MAP STATEMENT

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 31.

NEW CONDOMINIUMS

ALL OF THE 31 UNITS WILL HAVE THREE BEDROOMS EACH.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 21, AND SECTION 16, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN RANCHO SANTA MARIA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 863, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 25, 1900, (SAID SECTION DESIGNATION HAVING REFERENCE TO AN EXTENSION OF THE UNITED STATES SYSTEM OF SURVEYS OVER SAID RANCHO, MADE BY O.N. SANFORD, C.E. MAY, 1884), DESCRIBES AS FOLLOWS:

EXISTING LOT 1

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALA STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF PALA STREET NORTH 43°09'00" WEST 725 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A NORTH 46°51' EAST 850 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 46°51' EAST 124.46 FEET; THENCE SOUTH 43°09' EAST 350 FEET; THENCE SOUTH 46°51' WEST 124.46 FEET; THENCE NORTH 43°09' WEST 350 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THE NORTHWESTERLY 30.00 FEET AND THE SOUTHWESTERLY 30.00 FEET OF ABOVE MENTIONED LOT AS PER EASEMENT DOCUMENT NO. 80-429601.

EXISTING LOT 2

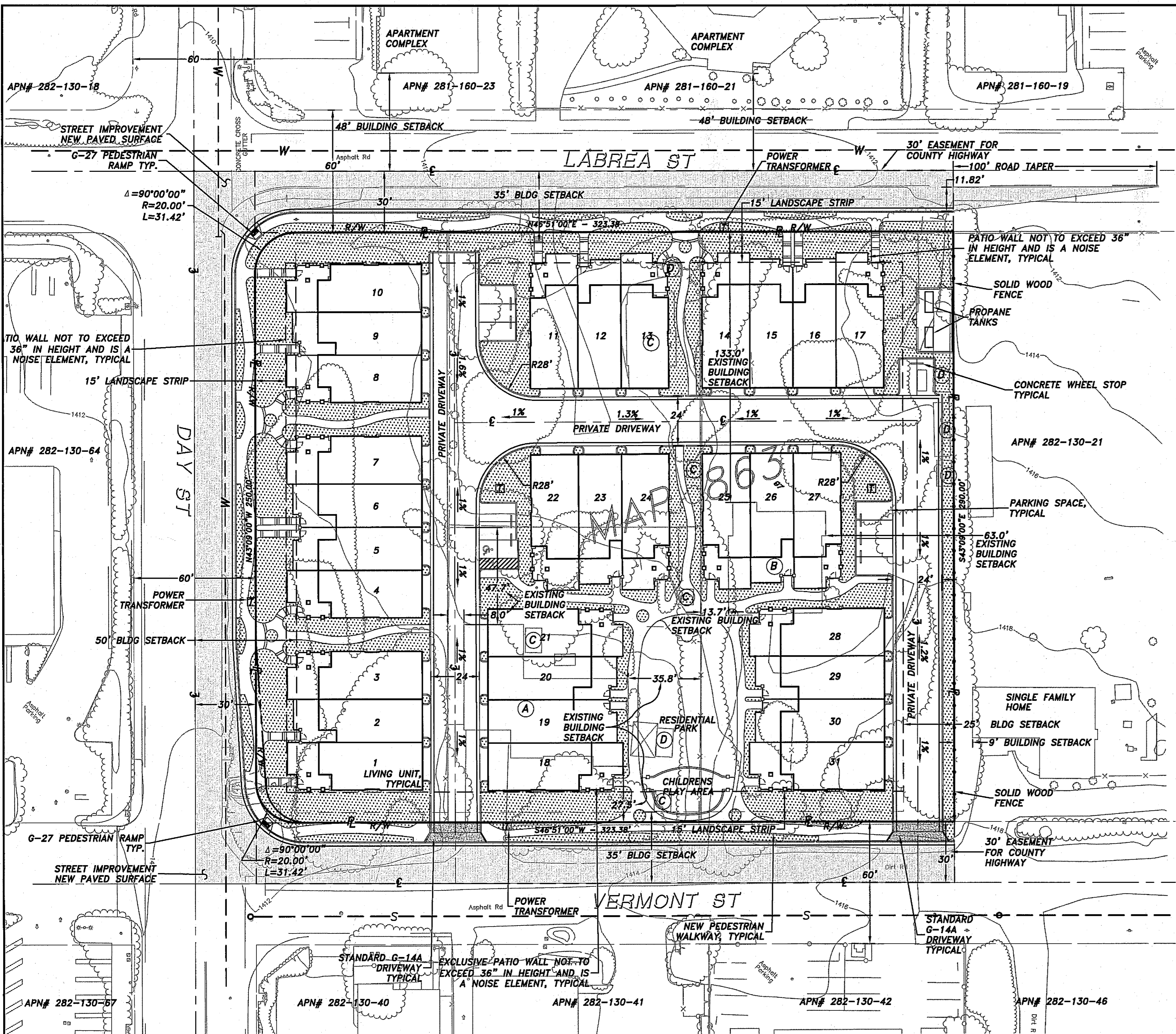
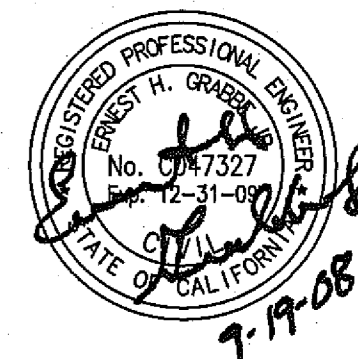
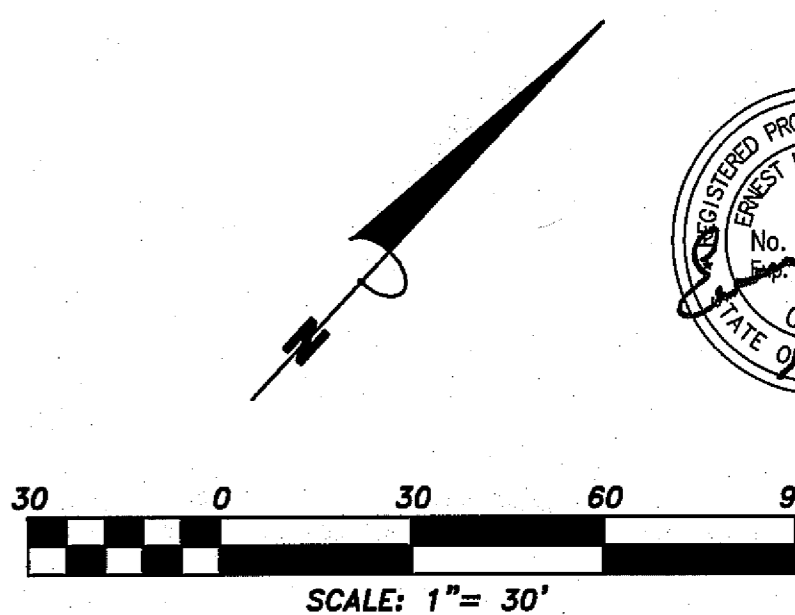
THE NORTHWESTERLY HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALA STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF PALA STREET NORTH 43°09'00" WEST 725 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A NORTH 46°51' EAST 974.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°51' EAST 124.46 FEET; THENCE SOUTH 43°09' EAST 350.00 FEET; THENCE SOUTH 46°51' WEST 124.46 FEET; THENCE NORTH 43°09' WEST, 350.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THE NORTHWESTERLY 30.00 FEET OF ABOVE MENTIONED LOT AS PER EASEMENT DOCUMENT NO. 80-078229.

EXISTING LOT 3

THE SOUTHEASTERLY HALF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALA STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF PALA STREET NORTH 43°09'00" WEST 725 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A NORTH 46°51' EAST 974.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°51' EAST 124.46 FEET; THENCE SOUTH 43°09' EAST 350.00 FEET; THENCE SOUTH 46°51' WEST 124.46 FEET; THENCE NORTH 43°09' WEST, 350.00 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THE SOUTHEASTERLY 30.00 FEET OF ABOVE MENTIONED LOT AS PER EASEMENT DOCUMENT NO. 80-078229.

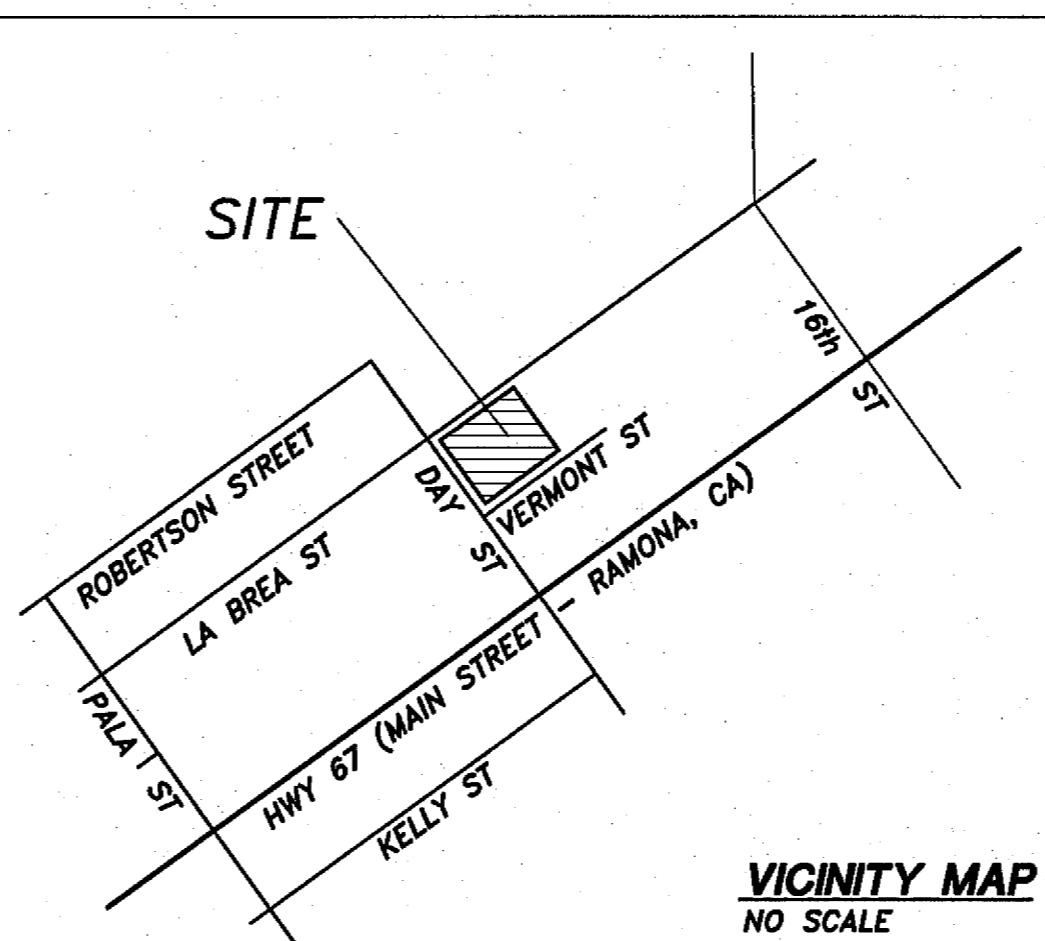
EXISTING LOT 4

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF PALA STREET WITH THE CENTER LINE OF JULIAN ROAD 3A AS SAID STREET AND ROAD ARE SHOWN ON MAP NO. 2116 OF WEST RAMONA FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 28, 1928; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF SAID CENTER LINE OF PALA STREET NORTH 43°09'00" WEST 725 FEET; THENCE PARALLEL WITH SAID CENTER LINE OF JULIAN ROAD 3A NORTH 46°51' EAST 1098.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 46°51' EAST 124.46 FEET; THENCE SOUTH 43°09' EAST 350 FEET; THENCE SOUTH 46°51' WEST 124.46 FEET; THENCE NORTH 43°09' WEST 350 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THERE FROM THE NORTHWESTERLY 30.00 FEET AND THE SOUTHWESTERLY 30.00 FEET OF ABOVE MENTIONED LOT AS PER EASEMENT DOCUMENT NO. 80-429601.



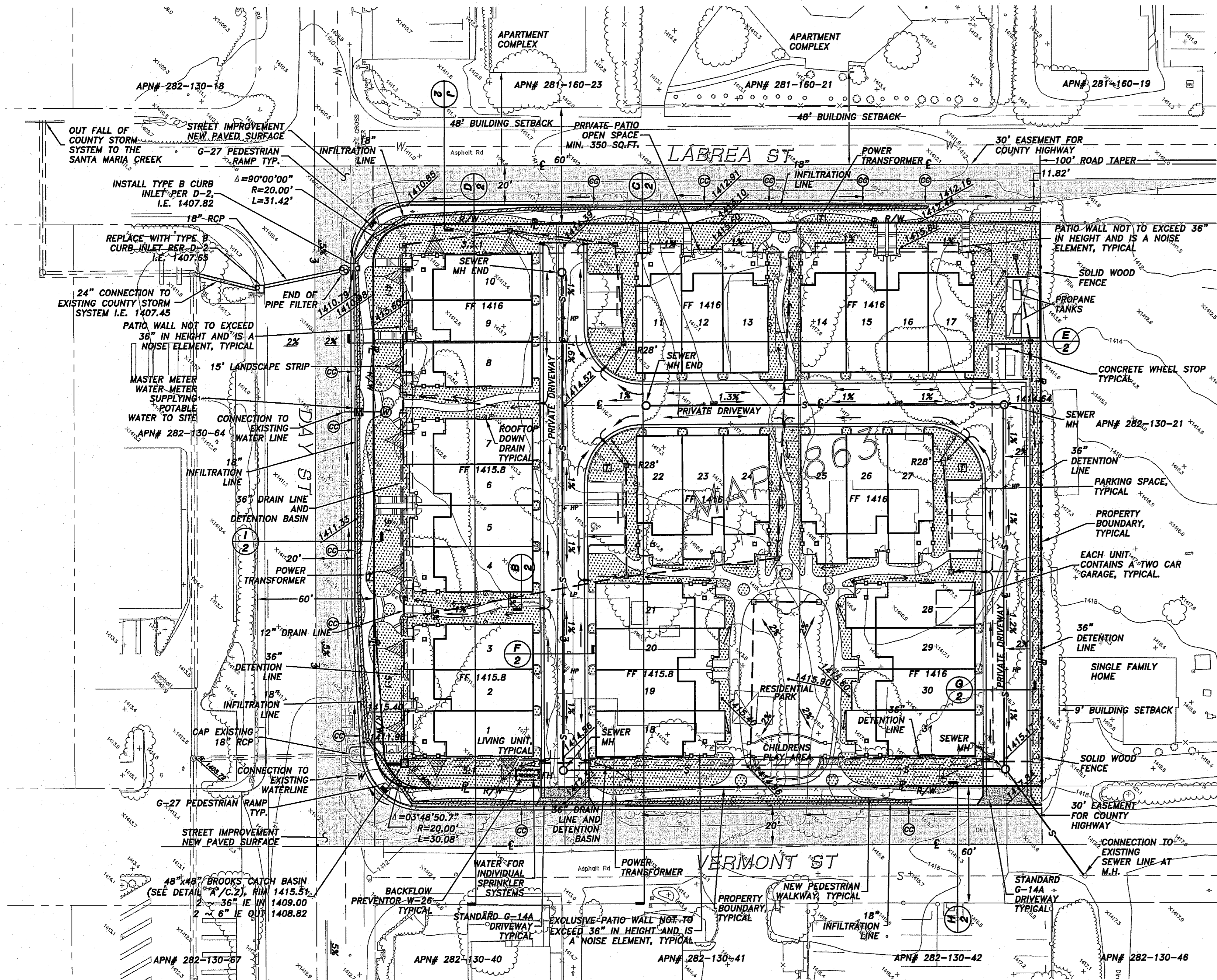
STRUCTURE LEGEND

- (A) SINGLE FAMILY HOME, 3,663 SQ. FT. TO BE REMOVED
- (B) BARN, 2,378 SQ. FT. TO BE REMOVED
- (C) SHED, 60 SQ. FT. - 1,100 SQ. FT. TO BE REMOVED
- (D) CAMPER OR TRAILER TO BE REMOVED BY PREVIOUS OWNER



VICINITY MAP
NO SCALE

COUNTY OF SAN DIEGO, CALIFORNIA	
TENTATIVE MAP	
PASEO VILLAGE TOWN HOMES DAY STREET RAMONA, CALIFORNIA	ORIGINAL 05/15/2008 REVISIONS 02-07-07 05-08-07 09-18-08
DRAWN BY: G. FARMER CHECKED BY: E. GRABBE	SHEET 1 OF 1



LEGEND

PROPERTY LINE N45°45'45"W

STREET CENTER LINE

EASEMENT LINE

PROPOSED A.C. ROAD IMPROVEMENT

LANDSCAPE/ BIO FILTRATION

36" DETENTION DRAIN LINE

18" INFILTRATION SYSTEM, SEE SECTION 'A', 'B', AND PROFILE OF DAY STREET

ROOFTOP DOWN DRAINS TYPICAL

WATER FLOW ACROSS NONPERMEABLE SURFACE

WATER FLOW ACROSS LANDSCAPE/BIO SWALE

CURB CUT, SEE DETAIL 'B'

END OF PIPE FILTRATION: CDS PMSU INLINE HYDRODYNAMIC SEPARATOR, BY CONTECH COMPANY, AN ENGINEERED DESIGN SHOWING SIZING WILL BE PROVIDED PRIOR TO PERMIT.

MAINTENANCE:
THE RESPONSIBILITY OF THE ONGOING MAINTAINING OF THE STORM WATER SYSTEM AND REQUIRED LANDSCAPING WITHIN THE BOUNDARIES OF SAID PROPERTY WILL BE THAT OF THE HOME OWNERS ASSOCIATION OTHERWISE KNOWN AS THE PASEO VILLAGE HOA.

COUNTY NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

APPLICANT & OWNER:
DAY STREET DEVELOPMENT, LLC
STEVE POWELL
P.O. BOX 823
RAMONA, CA 92065
(760)271-9400

PROJECT ADDRESS:
0 DAY STREET
RAMONA, CA 92065

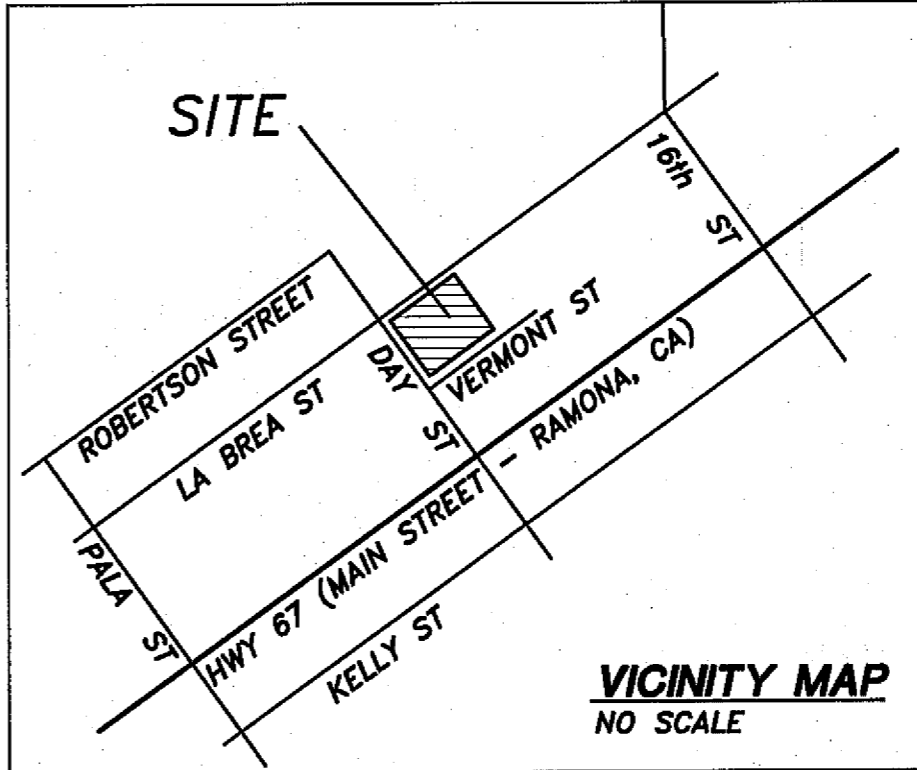
APN: 282-130-22, 23, 24, AND 25

SOURCE OF EXISTING TOPOGRAPHY
AERIAL SURVEY
2' CONTOUR INTERVAL

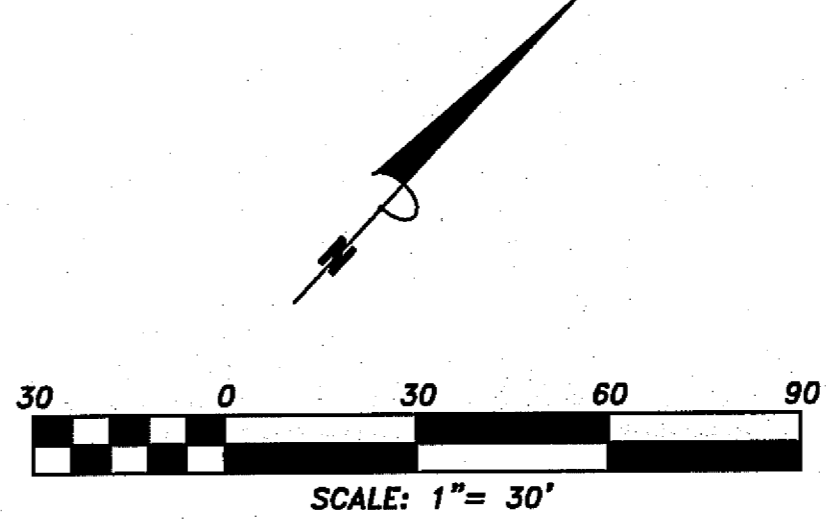
EARTHWORK
CUT: 3300 CUBIC YARDS
FILL: 3300 CUBIC YARDS

BALANCE: -0-
ESTIMATES ARE FOR PERMIT PURPOSES ONLY.

PREPARED BY:
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VICINITY MAP
NO SCALE



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COUNTY OF SAN DIEGO, CALIFORNIA	
PRELIMINARY GRADING PLAN	
PASEO VILLAGE TOWNHOMES DAY STREET RAMONA, CA 92065	ORIGINAL 08/20/08
	02-07-07
	05-08-07
	09-15-07
	01-18-08
	09-18-08
GRADING PLAN C.1	
DRAWN BY: G. FARMER	SHEET 1 OF 2
CHECKED BY: E. GRABBE	

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FILE NO 06-011 PLOTTED 09-18-08 DESC
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